

**LAND
APPRAISAL REPORT**

**OF THE LAND
LOCATED AT**

**5312-57 Street
Cold Lake, AB**

PREPARED FOR

**City of Cold Lake
tmaraiyesa@coldlake.com**

PREPARED BY

**Colleen Hoolahan
DAR/Certified Appraisal Reviewer**

January 29, 2019

City of Cold Lake

The purpose of this appraisal and appraisal report is to ascertain and report the market value, as defined in this appraisal report, of the subject land, located at 5312-57 Street, Cold Lake, Alberta in fee simple, for the function of re-sale.

Fee simple is an absolute fee, a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. It is an inheritable estate.

The appraiser has personally viewed the subject property on January 29, 2019 and has gathered and analyzed all the data obtained from the local real estate board, the Multiple Listing Service, the public record, and the appraiser's own files. The appraiser has omitted a cost approach analysis as it is considered inapplicable and inappropriate for this type of appraisal assignment.

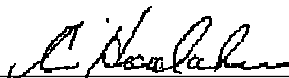
This appraisal and appraisal report has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

It is the opinion of the appraiser that the market value of the subject property as of January 29, 2019, is:

Seventy-Five Thousand Dollars

\$75,000

THIS REPORT CONTAINS AND IS SUBJECT TO specific terminology descriptions, conditions, and special limitations which affect the stated opinion of market value, the use, and the intended user of the report. Please carefully read, and pay particular attention to all of these descriptions, conditions, and special limitations.



Colleen Hoolahan
DAR/Certified Appraisal Reviewer

LAND APPRAISAL REPORT

File No. 19-031

SUBJECT

Borrower

City of Cold Lake

Census Tract

Map Reference

Property Address

5312-57 Street

City

Cold Lake

Prov.

AB

Postal Code

Legal Description

Lot 3G Blk 12 PI 982 6556

Sale Price

Date of Sale

Loan Term

yrs.

Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimus PUD

Actual Real Estate Taxes

858.00 (2018)

(yr.)

Loan charges to be paid by seller

Other sale concessions

Lender/Client

City of Cold Lake

Address

tmaraiyesa@coldlake.com

Occupant

Vacant Land

Appraiser

Colleen Hoolahan

Instructions to Appraiser

Market value of vacant residential lot.

NEIGHBOURHOOD

Location

☒ Urban

☐ Suburban

☐ Rural

Built Up

☒ Over 75%

☐ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☒ Steady

☒ Slow

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☐ Shortage

☒ In Balance

☐ Over Supply

Marketing Time

☐ Under 3 Mos.

☐ 4-6 Mos.

☒ Over 6 Mos.

Present Land Use

50 % 1 Family

50 % 2-4 Family

% Apts

% Condo

% Commercial

% Industrial

% Vacant

%

Change in Present Land Use

☒ Not Likely

☐ Likely

☐ Taking Place(*)

(*)From

To

Predominant Occupancy

☒ Owner

☐ Tenant

% Vacant

Single Family Price Range

175000 to 350000

Predominant Value

275000

Single Family Age

20 yrs. to yrs.

40+

Predominant Age

30 yrs.

Good

Avg

Fair

Poor

Employment Stability

☐

☒

☐

☐

Convenience to Employment

☐

☒

☐

☐

Convenience to Shopping

☐

☒

☐

☐

Convenience to Schools

☐

☒

☐

☐

Adequacy of Public Transportation

☐

☒

☐

☐

Recreational Facilities

☐

☒

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

Property Compatibility

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

General Appearance of Properties

☐

☐

☒

☐

Appeal to Market

☐

☒

☐

☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

Subject is located in and older residential area, in the central quadrant of the City of Cold Lake (South). Immediate area comprises of single family homes, duplexes, townhouse condo's and vacant lots. No adverse influences observed.

SITE

Dimensions

65' x 116.8' (64.9' x 116.9')

= 7589.4 ± Sq Ft

☐ Corner Lot

Zoning Classification

R1B - Residential District (Single detached-small lots)

Present Improvements

☒ Do

☐ Do Not Conform to Zoning Regulations

Highest and Best Use

☐ Present Use

☒ Other (specify)

Improved with single family residence

Public

Other (Describe)

Elec.

☒

Gas

☒

Water

☒

San. Sewer

☒

☒

Underground Elec & Tel

OFF-SITE IMPROVEMENTS

Str.Address

☒ Public

☐ Private

Surface

Maintenance

☒ Public

☐ Private

☒ Storm Sewer

☒ Curb/Gutter

☒ Sidewalk

☒ Street Lights

Topo

Fairly Level

Size

7589.4 ± Sq Ft

Shape

Rectangular

View

Average

Drainage

Storm Sewer

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions)

Fairly typical single family lot size for the immediate area. Site is fairly level. No adverse easements or encroachments observed or registered.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	5312-57 Street Cold Lake (South)	6817 Tri City Way Cold Lake (South)		4617 Lily Court Cold Lake (South)		6804 Tri City Way Cold Lake (South)	
Proximity to subject		2.32 km NE		1.36 km SE		2.31 km NE	
Sales Price	\$		\$ 105,000		\$ 70,000		\$ 110,000
Price \$/Sq. Ft.	N/A		105,000		70,000		110,000
Data Source		Land Titles		Land Titles		MLS	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		Oct 17, 2018		June 8, 2017		May 7, 2017	
Location	Older Residential	Tri City Estates	-15,000	Windermere Grande	-10,000	Tri City Estates	-15,000
Site/View	7589.4 ± Sq Ft	8547 Sq Ft		6178 Sq Ft		9914 Sq Ft	-10,000
	Municipal Services	Municipal Services		Municipal Services		Municipal Services	
Sales or Financing							
Concessions							
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,000
Indicated Value		Gross: 14.3		Gross: 14.3		Gross: 22.7	
of Subject		Net: -14.3	\$ 90,000	Net: -14.3	\$ 60,000	Net: -22.7	\$ 85,000

Comments on Market Data

See next page for Conclusions.

Comments and Conditions of Appraisal

The Sales Comparison Approach best models the current market.

Final Reconciliation

Value is with an active marketing period of 90 to 180 days. Market value tends to the mid range of the adjusted values.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF

January 29, 2019

to be

75000

Appraiser Signature

Supervisor Signature (if applicable)

Appraiser Name

Colleen Hoolahan

Supervisor Name

☐ Did

☐ Did Not Physically Inspect Property

Date Report Signed

02/01/2019

Date Report Signed

State Certification #

Member # 0615-19

State

State Certification #

State

State License #

State

State License #

State

RECONCILIATION

Form produced using ACI software, 800.234.8727 www.aciweb.com

VAL Appraisals

LAND2 09182009

LAND APPRAISAL REPORT

File No. 19-031

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address 5312-57 Street Cold Lake (South)							
Proximity to subject							
Sales Price			\$		\$		\$
Price \$/Sq. Ft. N/A							
Data Source							
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location							
Site/View							

Comments on Market Data

Subject is located in and older residential area, in the central quadrant of the City of Cold Lake (South).

Fairly typical single family lot size for the immediate area. Site is fairly level.

From the onset let us point out that timely sales data of similar properties proximal to subject was extremely limited. A very limited number of vacant lots have sold on the open market.

The foregoing three sales are, in the appraiser's opinion, the best indicators of market value.

Sale # 1 is a lot located in a newer area in the City of Cold Lake (South), better known as Tri City Estates. Sale # 1 is the most recent sale of a vacant lot. The sale date and sale price were confirmed through Land Titles.

Sale # 2 is a lot located in a newer area in the City of Cold Lake (South), better known as Windermere Grande. Windermere Grande is in close proximity to the downtown area. Sale # 2 occurred in June 2017; however the appraiser has no strong evidence that the market has changed for this type of property; therefore no time adjustment has been made. The sale date and sale price were confirmed through Land Titles.

Sale # 3 is a large lot located in a newer area in the City of Cold Lake (South), better known as Tri City Estates. Sale # 3 occurred in May 2017; however the appraiser has no strong evidence that the market has changed for this type of property; therefore no time adjustment has been made. This sale was reported through the local MLS system.

Adjustments were made for location and site size.

Market value tends to the mid range of the adjusted values.

PROPERTY SALES HISTORY

No sales activity on subject property in the last three years. Currently to our knowledge subject is not listed for sale nor does it have a pending offer.

Title indicates that land transfer occurred on February 13, 2015 for the consideration of \$140,000.00.

The appraiser has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

GENERAL COMMENTS

For the purpose of this appraisal report, the highest and best use is defined as that legally permitted use for which there is a demand, and is most likely to produce the greatest net return, tangible or intangible, to the subject property, while utilizing the property as a whole. The subject property **is Vacant Land** and it is the opinion of the appraiser that this activity constitutes the highest and best use.

The income approach to value was not considered as no properties similar to the subject, in the subject market area, were predominately leased at the time of sale. It is therefore, impossible to determine a legitimate rent multiplier figure necessary in calculating a valid income approach value.

The appraiser assumes that all information describing the insulation, and the water and sewer systems supplied by the owner of other sources, is correct. This information was not verified by the appraiser.

Cost Data (If Applicable)

The cost approach calculations were based on current information published by the Marshall & Swift Company and were adjusted for geographical location, climatic conditions, seismic zones, and wind factors. Physical depreciation was calculated using the modified effective age/life method, utilizing **Marshall & Swift Cost Manual** as a base. The accrued depreciation includes any applicable functional and external obsolescence. The land value was determined from an analysis of the most recent sales of similar but undeveloped land in the subject market area, and by the abstraction method utilizing the comparables incorporated in the sales comparison analysis.

Sales Comparison Data

The date of sale figures reflect the actual contract date of each comparable. The condition adjustment reflects both the incurable and the curable physical depreciation and was calculated by a comparison of the effective age of the subject's improvements to that of the respective comparable. The difference of the respective depreciation rates was then applied to the abstracted value of the improvements only. The gross living area adjustments reflect both size and room differences. These adjustments have been calculated by abstracting from the sales price of each comparable, the market value of all items which do not contribute to the actual Gross Living Area of the house itself. The residual was then divided by the size of the respective house to arrive at an average market value per square foot or meter. The values thus derived from each of the comparables were correlated with the depreciated cost of the subject to arrive at the actual adjustment rate utilized.

SPECIAL LIMITATIONS

This APPRAISAL REPORT has been prepared for the sole and exclusive use and benefit of **City of Cold Lake** (hereinafter referred to as the client). Any use of this report by anyone other than the client or for any purpose or function other than the original intent, invalidates the findings and voids all results and or conclusions.

All analysis, opinions, and conclusions were developed, and this appraisal report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the code of ethics of the Canadian National Association of Real Estate Appraisers.

It is assumed that the utilization of land and any improvements thereon, are within the boundaries of the property lines of the described property and that there is no encroachment or trespass, unless otherwise stated in the appraisal report.

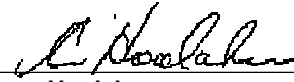
It is assumed that the subject property is in full compliance with all applicable Federal, State/Provincial, and local environmental regulations and laws unless otherwise stated in the appraisal report.

It is assumed that all required licenses, consents, or any required legislative or administrative authority from any local, State/Provincial, Federal, or private entity or organization, have been acquired and or renewed for any use upon which the value opinion in the appraisal report is based.

It is assumed that any lease encumbrances pertaining to the subject property are legally binding contracts between the lessee and the lessor and that all information transmitted to the appraiser concerning these lease contracts is accurate and correct. Although this appraisal report may include information concerning the physical improvements being appraised, including their adequacy and or condition, it should be understood that this information is provided only for use as a general guide in the valuation of the subject property and is not to be construed as a complete or detailed physical report. The observed condition of the roof, exterior walls, foundation, interior walls, floors, heating system, plumbing, insulation, electrical system, and any other of the mechanical system or physical components of the improvements is based on a casual viewing only. **No detailed inspection was made.** The improvements were not checked for current building code violations unless otherwise noted in the appraisal report. If such an inspection is required, the client is advised to retain the services of an expert in this field.

Comments: **This appraisal and appraisal report was completed by a member in good standing with CNAREA and licensed with RECA.**

APPRAISER:

Signature: 
Name: **Colleen Hoolahan**
Designation: **DAR/Certified Appraisal Reviewer**
Date Signed: **02/01/2019**

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Designation: _____
Date Signed: _____

☐ DID ☐ DID NOT VIEW PROPERTY

SCOPE OF THE APPRAISAL

The Scope of the Appraisal contains the necessary research and analysis to prepare a report in accordance with its intended use. The following are comments which describe the extent of the procedures used in the collection, confirmation and reporting of the information involved in preparing this report.

Collection and confirmation of data consisted of the following:

1. A personal site viewing was performed on January 29, 2019 by Colleen Hoolahan. The appraisal and appraisal report were completed by Colleen Hoolahan.
2. Site area taken from the Plot Map.
3. Property assessment and taxes, and land use classification are sourced from the corresponding municipality/town.
4. Supportive market information regarding comparable properties is obtained through the Edmonton Real Estate Board and Land Sales from the Northern Alberta Land Data System. Comparable market information was confirmed with either the listing selling realtor or other participants who are knowledgeable of the transaction details.
5. The market value includes the 5 % GST if applicable.
6. The property rights appraised are those of the owners in the Fee Simple Estate and the effective date of the Appraisal is January 29, 2019.
7. Occupancy and site history of the subject is described below.

OCCUPANCY AND SITE HISTORY

Subject is vacant land.

REASONABLE EXPOSURE TIME

An estimate of market value is related to the concept of reasonable exposure time. Exposure time is the property's estimated marketing time prior to a hypothetical sale at market value on the effective date of appraisal. It is a retrospective function of asking price, property type, and past market conditions; and encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Reasonable exposure time is one of the necessary elements in the most market value definition, although it is not intended to be a prediction of a specific date of sale as it may be expressed as a range.

In appraisal theory and practice, there is a distinction relating to perspective between exposure time and marketing time; exposure time is presumed to precede the effective date of appraisal whereas marketing time is presumed to succeed the effective date. Marketing time is a prospective function of asking price, property type and anticipated market conditions.

The subject's market value estimate is based on a reasonable exposure time of 90 to 180 days at an asking price of 5 % greater than expected value. The market value conclusion should not be viewed as a full detailed narrative report. The contents are concise and briefly descriptive. The market value is based upon a review of available sales data, primarily the data listed on a "Multiple Listing Service" and private sales from office records. The MLS sales are not normally inspected nor verified unless there is a reason to doubt their accuracy. The sales data is then adjusted by way of the application of appraisal theory and experience. It is often necessary to use adjustments that are subjective to derive the current market value of the subject. In most instances the comparables were not inspected on the interior.

SUBJECT PHOTOGRAPHS

Borrower: City of Cold Lake		File No.: 19-031
Property Address: 5312-57 Street		Case No.:
City: Cold Lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		



Subject Property

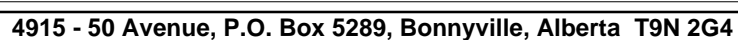


Neighbourhood View South



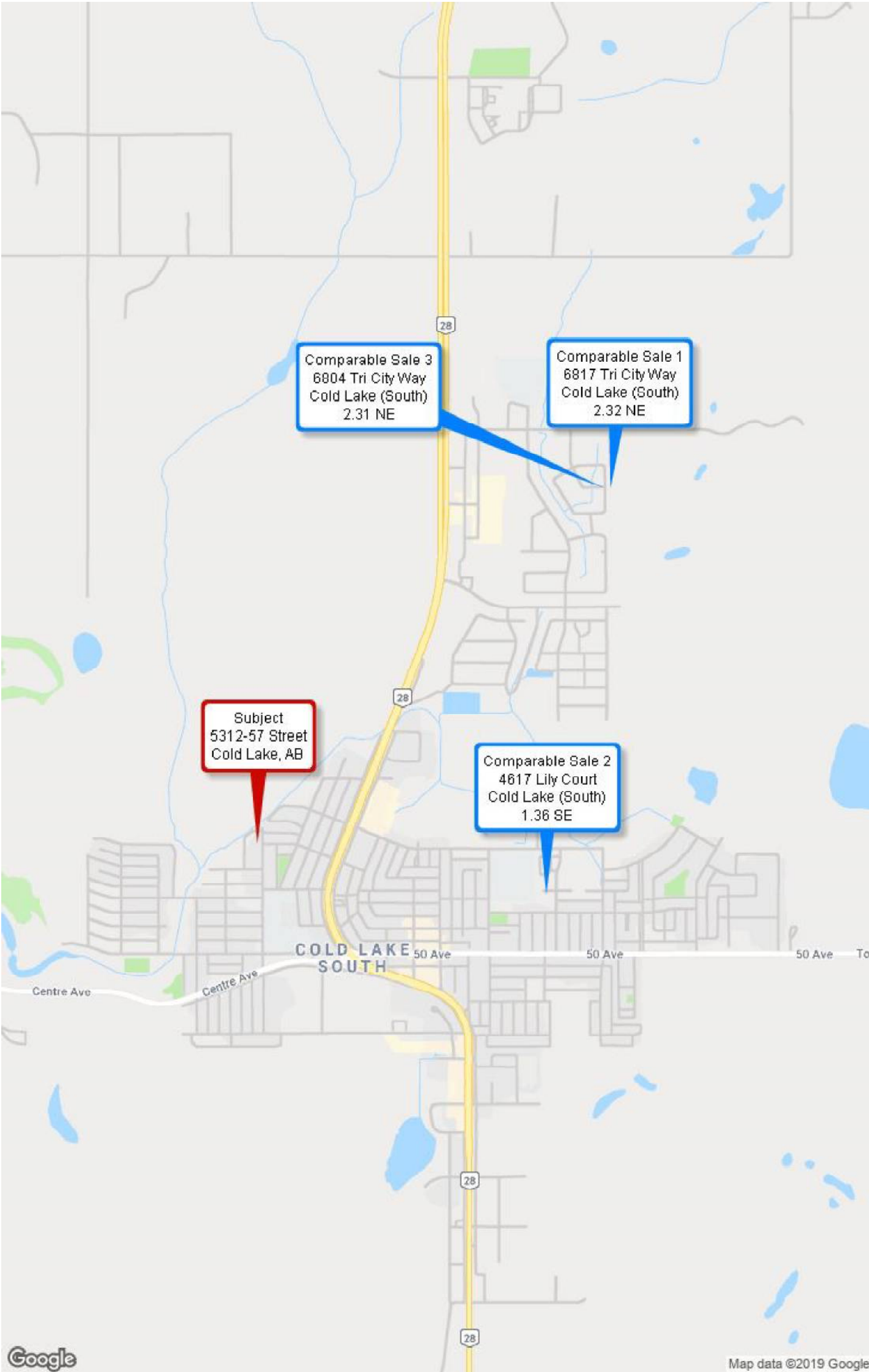
Neighbourhood View North

Borrower: City of Cold Lake		File No.: 19-031
Property Address: 5312-57 Street		Case No.:
City: Cold Lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		



LOCATION MAP

Borrower: City of Cold Lake	File No.: 19-031
Property Address: 5312-57 Street	Case No.:
City: Cold Lake	Prov.: AB
Lender: City of Cold Lake	P.C.:



TITLE SEARCH

Borrower: City of Cold Lake		File No.: 19-031
Property Address: 5312-57 Street		Case No.:
City: Cold Lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0027 796 010 9826556;12;3G 152 052 966

LEGAL DESCRIPTION
PLAN 9826556
BLOCK 12
LOT 3G
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;2;63;3;SW

MUNICIPALITY: CITY OF COLD LAKE
REFERENCE NUMBER: 132 392 908

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 052 966	13/02/2015	TRANSFER OF LAND	\$140,000	\$140,000

OWNERS

COLD LAKE INDUSTRIAL PARK GP LTD.
OF 1730, 10123 - 99 ST
EDMONTON
ALBERTA T5J 3H1

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 092 060	18/04/2017	TAX NOTIFICATION BY - CITY OF COLD LAKE. 5513-48 AVENUE COLD LAKE, ALBERTA T9M1A1

TOTAL INSTRUMENTS: 001

(CONTINUED)

TITLE SEARCH

Borrower: City of Cold Lake	File No.: 19-031
Property Address: 5312-57 Street	Case No.:
City: Cold Lake	Prov.: AB P.C.:
Lender: City of Cold Lake	

PAGE 2
152 052 966

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF
JANUARY, 2019 AT 10:24 A.M.

ORDER NUMBER: 36613652

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).